

048.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

907,100 / 907,100

USE VALUE:

907,100 / 907,100

ASSESSED:

907,100 / 907,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
300-302		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TERRY JAAN T / TRUSTEE	
Owner 2: JAAN T TERRY REVOCABLE TRUST	
Owner 3:	

Street 1: 7 PARALLEL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TERRY JAAN T -

Owner 2: -

Street 1: 7 PARALLEL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2755 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6453		Sq. Ft.	Site		0	80.	0.86	1			Med. Tr	-10					441,785						441,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6453.000	465,300		441,800	907,100		34493
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

Source: Market Adj Cost Total Value per SQ unit /Card: 329.29 /Parcel: 329.29

Entered Lot Size Total Land: Land Unit Type:

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	34493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:03:27
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/17/19	10:44:24
mmcmakin	
4109	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,300	0	6,453.	441,800	907,100		Year end	12/23/2021
2021	104	FV	444,100	0	6,453.	441,800	885,900		Year End Roll	12/10/2020
2020	104	FV	444,200	0	6,453.	441,800	886,000	886,000	Year End Roll	12/18/2019
2019	104	FV	344,600	0	6,453.	469,400	814,000	814,000	Year End Roll	1/3/2019
2018	104	FV	344,600	0	6,453.	342,400	687,000	687,000	Year End Roll	12/20/2017
2017	104	FV	323,300	0	6,453.	298,200	621,500	621,500	Year End Roll	1/3/2017
2016	104	FV	323,300	0	6,453.	254,000	577,300	577,300	Year End	1/4/2016
2015	104	FV	288,200	0	6,453.	248,500	536,700	536,700	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRY JAAN T,	73575-525	1	11/1/2019	Convenience		1	No	No	
	17751-161		1/1/1987		220,000	No	No	Richard J Terry dod 1/6/2018	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/30/2018		MEAS&NOTICE							HS	Hanne S		
4/2/2009		Meas/Inspect							345	PATRIOT		
4/17/2000		Inspected							276	PATRIOT		
3/13/2000		Measured							197	PATRIOT		
8/17/1993									KT			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Fair	OF=SINK IN BMT.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1928	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	FA - Fair-Avg	35.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	7	3	M				
Sec Int Wall:		%		Economic:			%	Additions:		1	6	2	1				
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	35.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	180.00			Heating:									
Bsmnt Gar:	2			Size Adj.:	1.04179096			General:		2	13	5					
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	183.772			Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL		
Int vs Ext:	S			Other Features:	121300												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	722512												
% Com Wal		% Sprinkled		Depreciation:	257214												
				Depreciated Total:	465298												
MOBILE HOME				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind.Val													
SPEC FEATURES/YARD ITEMS				Juris. Factor:													
				Special Features:	0												
				Final Total:	465300												
				Val/Su Net:	100.30												
				Val/Su SzAd:	173.62												
				PARCEL ID 048.0-0007-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					


